

BILL NO. R-78-10- 29 (as amended)

RESOLUTION NO. R- 49-78

A RESOLUTION approving Application for
Program Reservation and Preliminary Loan
for Low-Rent Public Housing.

WHEREAS, it is the policy of this locality to eliminate sub-
standard and other inadequate housing, to prevent the spread of slums
and blight, and to realize as soon as feasible the goal of a decent
home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing
Act of 1937, as amended, the United States of America, acting through
the Secretary of Housing and Urban Development (herein called the
"Government"), is authorized to provide financial assistance to local
public housing agencies for undertaking and carrying out preliminary
planning of low-rent housing projects that will assist in meeting
this goal; and

WHEREAS, the Act provides that there shall be local determin-
ation of need for low-rent housing to meet needs ^{which cannot be} ~~(not being met by private enterprise)~~
met by private enterprise and that the Government shall not make any
contract with a public housing agency for preliminary loans for surveys
and planning in respect to any low-rent housing projects unless the
governing body of the locality involved has by resolution approved the
application of the public housing agency for such reservation and pre-
liminary loan; and

WHEREAS, the Housing Authority of the City of Fort Wayne,
Indiana (herein called the "Local Authority") is a public housing
agency and is applying to the Government for a program reservation and
preliminary loan to cover the costs of surveys and planning in connec-
tion with the development of low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY
OF FORT WAYNE, INDIANA:

SECTION 1. That there exists in the City of Fort Wayne, Indiana
a need for such low-rent housing which ^{cannot be} ~~(is not being)~~ met by private enterprise.

1 SECTION 2. That the application of the Local Authority to the
2 Government for a program reservation and preliminary loan in an amount
3 not to exceed \$37,500.00 for surveys and planning in connection with
4 the construction of seventy-five (75) new dwelling units is hereby
5 approved.

6 SECTION 3. That this Resolution shall be effective upon passage
7 and approval by the Mayor.

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12 _____
13 Councilman

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32 APPROVED AS TO FORM
 AND LEGALITY.



 ATTORNEY

Read the first time in full and on motion by _____, seconded by

_____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by _____, seconded by _____, and duly adopted, placed on its passage.

PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	<u>0</u>	<u>1</u>	_____	_____
<u>BURNS</u>	<u>X</u>	_____	_____	_____	_____
<u>HINGA</u>	<u>X</u>	_____	_____	_____	_____
<u>HUNTER</u>	<u>X</u>	_____	_____	_____	_____
<u>MOSES</u>	<u>X</u>	_____	<u>X</u>	_____	_____
<u>NUCKOLS</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	<u>X</u>	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	<u>X</u>	_____	_____	_____	_____
<u>STIER</u>	<u>X</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>X</u>	_____	_____	_____	_____

DATE: 10-24-78

CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as
(ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE

(RESOLUTION) No. B-49-78 on the 24th day of October, 1978

ATTEST: (SEAL)

Samuel J. Talarico

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 25th day of October, 1978, at the hour of 11:30 o'clock A. M., E.S.T.

CITY CLERK

Approved and signed by me this 26th day of October, 1978,
at the hour of 11 o'clock _____ M., E.S.T.

MAYOR

Amendment made by D. Schmidt --
Cross Out (not be adequately) Line 17 and
insert (which cannot be)

Line 32 cross out (is not being) and insert (cannot be)

Ayes: Nine

BILL NO. R-78-10-29

RESOLUTION NO. R-_____

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Program Reservation and Preliminary Loan
for Low-Rent Public Housing.

WHEREAS, it is the policy of this locality to eliminate sub-standard and other inadequate housing, to prevent the spread of slums and blight, and to realize as soon as feasible the goal of a decent home in a suitable living environment for all of its citizens; and

WHEREAS, under the provisions of the United States Housing Act of 1937, as amended, the United States of America, acting through the Secretary of Housing and Urban Development (herein called the "Government"), is authorized to provide financial assistance to local public housing agencies for undertaking and carrying out preliminary planning of low-rent housing projects that will assist in meeting this goal; and

WHEREAS, the Act provides that there shall be local determination of need for low-rent housing, ~~to meet needs not being adequately met by private enterprise~~ ^{which cannot be} and that the Government shall not make any contract with a public housing agency for preliminary loans for surveys and planning in respect to any low-rent housing projects unless the governing body of the locality involved has by resolution approved the application of the public housing agency for such reservation and preliminary loan; and

WHEREAS, the Housing Authority of the City of Fort Wayne, Indiana (herein called the "Local Authority") is a public housing agency and is applying to the Government for a program reservation and preliminary loan to cover the costs of surveys and planning in connection with the development of low-rent housing;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That there exists in the City of Fort Wayne, Indiana a need for such low-rent housing, ~~which is not being met by private enterprise~~ ^{cannot be}

Cross out only the ~~long~~ work
part and insert

SECTION 3. That this Resolution shall be effective upon passage and approval by the Mayor.

Councilman

TO: Common Council of the City of Fort Wayne, Indiana
FROM: R. J. Glasper
SUBJECT: Application for 75 Units, Low-Income Public Housing
for Families
DATE: October 3, 1978

Common Council approved on April 25, 1978, a resolution for the Housing Authority to apply for a preliminary loan in connection with 75 units, substantially rehabilitated, scattered-site housing. The HUD notice of housing assistance availability specified substantially rehabilitated housing, which served as the direction for the application.

Subsequent to the application submission, our research into the mechanics of achieving this goal revealed the high degree of difficulty involved, namely:

- 1) Securing 75 options on houses for an indeterminable period.
- 2) Contract with an architect to inspect each unit, and prepare plans and specifications for each unit's rehabilitation requirements.
- 3) Securing bids from qualified contractors.

We concluded that the rehabilitated, scattered-site program was impractical.

For some time our administrative people have been aware that our manager to resident ratio is too low. Nationally, the ideal ratio is one manager to 150 residential units. Ours is about one to 100.

Since the early 1970's, Fort Wayne has been awarded programs that increased public housing units for senior citizens by 226, and Section 8 - New rent subsidy units by more than 600 for senior citizens. No facilities have been constructed for low-income families. It seems obvious there is a need for more family units.

At McCormick Place we have 96 dwelling units and at Brookmill 108 units. If 50 units were added to McCormick and 25 to Brookmill, our need for both more housing and ratio balance would be provided. Vacant land is contiguous to both projects.

We will be happy to answer any questions you may have.

RJG:da

4257

Admn. Appr. _____

DIGEST SHEET

(as amended)
B-78-10-29

TITLE OF ORDINANCE Resolution approving Application for Preliminary Loan
for Low-Rent Public Housing
The Housing Authority of the City of
DEPARTMENT REQUESTING ORDINANCE Fort Wayne, Indiana

SYNOPSIS OF ORDINANCE Approval for application to the Public Housing
Administration by the Housing Authority of the City of Fort Wayne, Indiana
for a Preliminary Loan to cover the costs of surveys and planning in
connection with the development of low-rent housing; namely, the
construction of seventy-five (75) new dwelling units. This is for
submission to HUD for Program reservation and Preliminary Loan.

EFFECT OF PASSAGE Additional housing for low-income families of the
City of Fort Wayne.

EFFECT OF NON-PASSAGE Less housing available for low-income families of
the City of Fort Wayne.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None

ASSIGNED TO COMMITTEE (PRESIDENT) _____

DIGEST SHEET

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EFFECT OF NON-PASSAGE Less housing available for low-income families of
the City of Fort Wayne.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) None

ASSIGNED TO COMMITTEE (PRESIDENT) _____